

Planning Board Minutes

Wednesday, December 8, 2004

Memorial Building
150 Concord Street, Nevins Hall

Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Carol Spack, Clerk Andrea Carr-Evans and Sue Bernstein. Also present were Jay Grande, Planning Director and MaryRuth Reynolds, Administrative Assistant.

Meeting was called to order at 7:40 pm

I. Continued Public Hearing for Special Permit for Use, Special Permit for Increase in FAR and Site Plan Review Consolidated Group Service Company Limited Partnership & Consolidated Ventures Limited Partnership, 15 Pleasant Street Connector, James Hanrahan.

In attendance for the applicant James Hanrahan and John Hueber. James Hanrahan stated that the Southborough Planning Board had approved their portion of this project. Jay Grande noted that the Board had the approval from Southborough, 2 additional letters from the Framingham Fire Department and the revised draft decision. The Board reviewed the draft decision Document # 1327-04 and made amendments where necessary. The applicant has asked for a waiver under I5c of the by-law.

Ann Welles moved that the Planning Board approve the waiver for section 4I5c of the Zoning By-law which will waive the isometric line drawing. Andrea Carr-Evans seconded the motion. The vote was 5 in favor 0 opposed.

Ann Welles moved that the Planning Board approve the application for Consolidated Group Service Company Limited Partnership & Consolidated Ventures Limited Partnership for Site Plan Review as set forth in document # 1327-04. Carol Spack seconded the motion. The vote was 5 in favor and 0 opposed.

Ann Welles moved that the Planning Board approve the application of Consolidated Group Service Company Limited Partnership & Consolidated Ventures Limited Partnership for Special Permit for Increase in FAR as set forth in document # 1327-04. Carol Spack seconded the motion. The vote was 5 in favor and 0 opposed.

1 *Ann Welles moved that the Planning Board approve the application of*
2 *Consolidated Group Service Company Limited Partnership & Consolidated*
3 *Ventures Limited Partnership for Special Permit for Off Site Parking as set forth in*
4 *document # 1327-04. Carol Spack seconded the motion. The vote was 5 in favor*
5 *and 0 opposed.*

6 *Ann Welles moved that the Planning Board approve the application of*
7 *Consolidated Group Service Company Limited Partnership & Consolidated*
8 *Ventures Limited Partnership for Special Permit for Use as set forth in document #*
9 *1327-04. Carol Spack seconded the motion. The vote was 5 in favor and 0 opposed.*

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11 **II. Continued Public Hearing for Site Plan Review Approval, Special Permit for**
12 **Use, and Special Permit for Reduction on the Required Number of Parking**
13 **Spaces, Public Way Access Permit, Samuels & Assoc., 350 Cochituate Road,**
14 **Lowe's Home Supply.**

15 In attendance for the applicant were Paul Galvani, Larry LePere, Joel Sklar, David
16 Meyer, Tom Benjamin, John Shipe, Jim Sullivan, Rick Bryant, The Town
17 consultant's Mike Davis and Ed Fuller were also present at the meeting. Mike Davis
18 reviewed his report dated November 29, 2004. The applicant felt that they had met all
19 the concerns noted in Mike Davis's report. The Board reviewed the changes to
20 building design. They briefly touched on building elevations, redesign of the garden
21 center and the exterior color of the building. The Board generally liked the
22 improvements to the building but still had concerns with the height of the garden
23 center fence. The applicant presented the Board with samples of the building
24 materials. The Board reviewed the landscaping improvements made by the applicant.
25 Ed Fuller reviewed his report Doc#1342-04. He briefly touched on the front façade,
26 loading screening and the landscaping along the garden center. Paul Galvani
27 referenced Document # 1331-04 a letter from Engineering stating that they didn't
28 want a meandering sidewalk and asked for the Board's direction. Jay Grande
29 recommended that a plan note be added stating that the sidewalks conform to the
30 Disability Act. Larry Farrar reviewed the revised lighting plan on the proposed site.
31 There was a discussion with the board on the height of the roof pole lights and that

1 they can not be visible at all, which will be a condition on the decision.

2 *This hearing was continued to December 21, 2004 at 9:00 pm.*

3
4 **III. Continued Public Hearing for Site Plan Review Approval, Special Permit for use,**
5 **Special Permit for Reduction on the Required Number of Parking Spaces, Special**
6 **Permit for Dimensional Relief from Off-Street Parking Requirements and Public**
7 **Way Access Permit, Murphy and McManus, 380 Waverly Street, Community**
8 **Health Center.**

9 *This hearing was continued to January 4, 2005 at 7:45pm.*

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11 **IV. ANR Plan Review for 311 Central Street.**

12 In attendance was Jonathan Nichols. The Board reviewed the application for an ANR
13 for 311 Central Street. Jay Grande stated that the Engineer had recommended
14 endorsement of this lot. *Ann Welles moved to recommend endorsement of the ANR*
15 *plan for the plot of land at 311 Central Street as shown in a plan of land dated*
16 *November 12, 2004 . Sue Bernstein seconded the motion. The vote was 4 in favor 0*
17 *opposed and 1 abstention (Carol Spack)*

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20 **V. Approval of Minutes**

21 The Board reviewed the minutes for October 28, 2003. *Thomas Mahoney moved to*
22 *approve the minutes of October 28, 2003 with minor edits and corrections. Carol*
23 *Spack seconded the motion.*

24 *The vote was 4 in favor 0 opposed and 1 abstention (Andrea Carr-Evans)*

25 The Board reviewed the minutes for June 18, 2002. *Ann Welles moved to approve the*
26 *minutes of June 18, 2002 with minor edits and corrections. Carol Spack seconded the*
27 *motion.*

28 *The vote was 4 in favor 0 opposed and 1 abstention (Andrea Carr-Evans).*

29 The Board reviewed the minutes for December 16, 2003. *Ann Welles moved to*
30 *approve the minutes of December 16, 2003 with minor edits and corrections to be*
31 *made by Jay Grande. Carol Spack seconded the motion.*

1 *The vote was 4 in favor 0 opposed and 1 abstention (Andrea Carr-Evans).*

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3 **VI. Member Prerogatives**

- 4 a. Jay Grande requested that the Board members send in final comments on the
5 budget before Friday.

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7 **V. Executive Session**

8 *Andrea Carr-Evans moved to go into executive session for the purpose of*
9 *discussing litigation on Natick Mall, and then to leave executive session to adjourn*
10 *the regular meeting. Carol Spack seconded the motion. A roll call vote, all in*
11 *attendance voted yes.*

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13 **VI. Meeting adjournment**

14 *Andrea Carr-Evans moved to adjourn. Ann Welles seconded the motion. The vote*
15 *was 5 in favor 0 opposed.*

16 *Meeting adjourned at 12:00pm.*

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19 Respectfully submitted,
20 Mary Reynolds
21 Recording Secretary

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23
24 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**
25 **PLANNING BOARD MEETING OF FEBRUARY 1, 2005.**

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27 _____
28 Thomas Mahoney, Chairman